

BOARD OF ZONING APPEALS
CITY OF MILWAUKEE

REGULAR MEETING – February 19, 2004
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley *(voting on items 1-84)*

Members: Henry P. Szymanski *(voting on items 1-86)*
Scott R. Winkler *(voting on items 1-41, 73-86)*
Catherine M. Doyle *(voting on items 1-38, 40-73, 75-86)*
Roy B. Nabors *(voting on items 1-86)*

Alt. Board Members: Georgia M. Cameron *(voting on items 68-72, 74, 85)*
Donald Jackson *(voting on items 39, 42-67, 86)*

START TIME: 2:10 p.m.

End Time: 7:40p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	25482 Dimensional Variance	Edward H. Wolf and Sons Inc.Kurt Kleinhans;Agent Request to modify the existing signage on site of the Board approved filling station.	9026 W. Brown Deer Rd. 15th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
2	25149 Dimensional Variance	Silk Joscojo Inc., Jon J. Ferraro;Prospective Buyer Request to replace an existing sign with a new sign that is greater in height and area for the existing tavern (night club).	11400 W. Silver Spring Dr. 15th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	25472 Dimensional Variance	Edward H. Wolf & Sons Inc. Kurt Kleinhans;Other Request to replace the signage to the existing motor filling station, convenience store, and service station.	8235 W. Blue Mound Rd. 16th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
4	25436 Dimensional Variance	Roundy's Inc.Property Owner Request to install a 25 ft freestanding sign on the premises.	8151 W. Blue Mound Rd. A/K/A 8201 W. Blue Mound Rd. 16th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
5	25474 Dimensional Variance	Edward Wolf & Sons, Inc. Kurt Kleinhans;Other Request to replace the signage to the existing motor vehicle filling station.	2624 W. Lisbon Av. 17th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
6	25480 Dimensional Variance	Edward H. Wolf & Sons, Inc Kurt Kleinhans;Other Request to replace the pylon sign of the existing motor vehicle filling station and car wash.	2242 N. 12th St. 17th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	25483 Dimensional Variance	Edward H. Wolf & Sons Inc. Kurt Kleinhans;Other Request to replace the pylon sign of the existing motor vehicle filling station.	6003 W. Fond Du Lac Av. A/K/A 6003-25 W. Fond Du Lac Ave. 2nd Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
8	25181 Special Use	Thomas Zaniewski & Leonard Vishnevetskyd/b/a All Car Auto Parts & Service;Lessee Request to occupy the premises as an auto salvage, repair and parts sales facility.	6300 N. 76th St. 2nd Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
9	24558 Special Use	Bell Therapy/ Belwood Ltd. Property Owner Request to continue occupying the premises as a community based residential facility (CBRF) and increase the number of clients served from 46 to 50.	839 N. 27th St. A/K/A 837-53 N. 27th St. 4th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant and will be rescheduled at an upcoming BOZA hearing.	

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10	25481 Dimensional Variance	Edward H. Wolf & Sons, Inc. Kurt Kleinhans;Other Request to replace the pylon sign of the existing motor vehicle filling station, repair center, convenience store and car wash.	9208 W. Capitol Dr. 5th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
11	25493 Dimensional Variance	Edward W. Wolf & Sons, Inc., Other Request to replace the 2 pylon signs of the existing motor vehicle filling station.	9040 W. Silver Spring Dr. 5th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
12	25478 Dimensional Variance	Edward H. Wolf & Sons Inc. Kurt Kleinhans;Other Request to replace the pylon sign of the existing motor vehicle filling station and convenience store.	232 W. Locust St. A/K/A 2910 N. Martin Luther King Jr. Dr. 6th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
13	25479 Dimensional Variance	Edward H. Wolf & Sons, Inc. Kurt Kleinhans;Other Request to replace the pylon sign of the existing motor vehicle filling station.	406 W. Center St. 6th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	25484 Dimensional Variance	Edward H. Wolf & Sons, Inc., Other Request to replace the pylon sign of the existing motor vehicle filling station and convenience.	807 W. Atkinson Av. 6th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
15	24161 Appeal of an Order	Kramer International INC David Jungen;Property Owner Request to appeal the order of the Department of Neighborhood Services determining the premise to be an outdoor storage facility.	114 E. Pittsburgh Av. 12th Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
16	25520 Other	Gregory S. Westphal, Property Owner Request to modify the previously approved motor vehicle filling station and convenience store open 5 a.m. until midnight, with a car wash facility (open 24 hours) to include a fast food restaurant.	5401 N. Lovers Lane Rd. 15th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	25470 Dimensional Variance	William Ryan Homes Shelly Mrozinski;Prospective Buyer Request to erect two 4 ft. x 8 ft. signs on the premises.	8420 N. Granville Rd. A/K/A 8420 & 50 N. Granville Rd. 15th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted for a period of two (2) years, commencing with the date hereof.	
18	25477 Special Use	Elmo Wilson, Property Owner Request to continue occupying the premises as a motor vehicle repair facility.	2354 N. Teutonia Av. 17th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no disabled or unlicensed vehicles or parts are stored outside. 5. That all repair work is conducted inside of the building. 6. That signage must conform to the sign standards of s. 295-605 of the Milwaukee Zoning Code. 7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.	

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19	25508 Special Use	SG Properties LLC, Property Owner Request to continue occupying the premises as a rooming house for 8 individuals.	1418 W. State St. 17th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
20	25456 Special Use	Patrina Echols, Property Owner Request to occupy the premises as a day care center for 80 children infant to 12 yrs of age, Monday-Friday 5:30 a.m. - Midnight.	4861 N. Teutonia Av. 1st Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That landscaping and screening plans which meet the requirements of s.295-405 of the Milwaukee Zoning Code must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits.</p> <p>5. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code.</p> <p>6. That the outdoor play area is separated from the parking area / vehicle operating area by some type of physical barrier such as bollards.</p> <p>7. That the applicant obtains a certificate of occupancy and complies with all of the State commercial code requirements for institutional and educational occupancies.</p> <p>8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</p>	

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21	25487 Special Use	Kimberly Hubbard, Property Owner Request to continue occupying the premises as a day care facility for 8 children infant to 2 yrs. of age, Monday-Friday 6:00 a.m.- 1:00 a.m.	4321 N. 35th St. 1st Dist.
	Action:	Dismissed	
	Motion:	Roy Nabors moved to dismiss the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
22	25518 Other	The Right Way Child Care Center Mona Williams;Lessee Request to modify hours of operation from 7:00 a.m.-6:00 p.m. to 6:00a.m.- Midnight of the existing day care facility for 55 children infant to 12 yrs of age, Monday - Friday.	4365 N. 27th St. 1st Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
23	25507 Use Variance	Regency Auto Mart, Property Owner Request to continue occupying the premises as an office for the existing adjacent motor vehicle sales facility.	4820 N. 76th St. 2nd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of the Board regarding this property are complied with. 5. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.	

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24	25525 Special Use	Kluge Elementary School Gina Spang;Property Owner Request to provide an additional parking area located between the street facade and the street (67th St.) of the existing elementary school.	5760 N. 67th St. 2nd Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Special Use is granted to run with the land.	
25	25526 Dimensional Variance	Fred Jones, Property Owner Request to construct a sit-down restaurant without the minimum required roof height.	5341 W. Fond Du Lac Av. 2nd Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land.	

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26	25515 Special Use	Timothy J. Olson, Property Owner Request to raze the existing structures on site and construct two 4-unit apartment buildings on the premises without the minimum rear setback.	2010 N. Buffum St. A/K/A 2010-14 N. Buffum St. 6th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
27	25524 Special Use	Jennifer Saulsberry & Derek Jeter Lessee Request to occupy the premises as a day care center for 25-35 children infant to 12 yrs. of age, Monday-Friday 6:00a.m. - 10:00 pm.	2925 N. Holton St. A/K/A 2925-27 N. Holton Ave. 6th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the storefront windows remain as clear glass and are maintained in an attractive manner. 5. That the outdoor play area is not utilized before 9:00 A.M. or after 8:00 P.M. 6. That a loading zone is obtained in front of the site. 7. That the applicant obtains a certificate of occupancy and complies with all of the State commercial code requirements for institutional and educational occupancies. 8. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

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28	25343 Special Use	Jason Thomas Flooring, Inc., Lessee Request to occupy the premises as a contractor's shop.	1012 E. Center St. A/K/A 1010-14 E. Center St. 6th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That landscape plans meeting the intent of city code section 295-405 are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits.</p> <p>5. That applicant has no outdoor storage and the lot is limited to parking only employee vehicles.</p> <p>6. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</p>	

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29	25393 Special Use	<p>Roberta Henny, Lessee</p> <p>Request to occupy the premises as a day care center for 80 children and increase the age and time to infant to 12yrs of age, Monday-Friday 6:00am-11:00pm.</p>	2462 W. Fond Du Lac Av. 7th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That all previous conditions of the Board regarding this property are complied with.</p> <p>5. That a loading zone is obtained in front of the site.</p> <p>6. That the parking lot is constructed prior to occupancy.</p> <p>7. That the applicant obtains a certificate of occupancy and complies with all of the State commercial code requirements for institutional and educational occupancies.</p> <p>8. That this Special Use is granted for a period of time commencing with the date hereof and expiring on June 6, 2008.</p>	

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30	25394 Special Use	Shady Grove Missionary Baptist Church Property Owner Request to continue occupying the premises as a religious assembly hall.	2579 N. 35th St. 7th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the security gate is removed from the from door prior to occupancy. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	
31	25506 Special Use	Michael Rice, Lessee Request to occupy a portion of the premises as a motor vehicle sales facility (for a maximum of 4 motor vehicles).	1553 S. 38th St. 8th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	

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32	25168 Special Use	Khalid Ahemed, Property Owner Request to continue occupying the premises as a motor vehicle filling station & convenience store (5:00am-Midnight).	4229 W. Greenfield Av. 8th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner maintain landscaping and screening in a manner that meets the intent of city code</p> <p>5. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary.</p> <p>6. That individually sold cigars, cigarette wrapping paper, Black and Mild cigars, Blunt cigars, glass tubes (i.e. type associated with individually sold flowers) and any other items deemed to be drug paraphernalia, not be sold on the premises.</p> <p>7. That there is no outdoor storage or display of products or merchandise.</p> <p>8. That there is no outdoor display of banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit.</p> <p>9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

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33	25521 Special Use	Jerry Roll & Sandra Desjarden Advanced Veterinary Care Clinic, LLC;Prospective Buyer Request to occupy the premises as an animal clinic.	7810 W. Good Hope Rd. 9th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	
34	25492 Special Use	Calvary Baptist Church Mr. George Gary;Property Owner Request to occupy the premises as a parking lot for the adjacent religious assembly hall.	2944-50 N. Teutonia Av. 10th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening plans which meet the requirements of s.295-405 of the Milwaukee Zoning Code must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

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35	25404 Dimensional Variance	Benjamin R. Tuck, Property Owner Request to allow a 7ft fence in the rear yard of the premise.	3528 S. 87th St. 11th Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land. 	
36	25464 Use Variance	James Dieter 1236 West Pierce St., LLC;Property Owner Request to occupy the premises as a secondhand store (antique store).	1236 W. Pierce St. 12th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must meet the signage standards of s.295-605 for Commercial Service districts of the Milwaukee Zoning Code. 5. That this Variance is granted for a period of five (5) years, commencing with the date hereof. 	

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37	25291 Dimensional Variance	Mark E. Steinmetz Jr., Property Owner Request to allow an 8 ft. porch depth on the premises.	3946 S. 2nd St. 13th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 1 Nays, 0 Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land.	
38	25271 Special Use	Linda Anthony, Property Owner Request to occupy the premises as a day care center for 20 children newborn to 12yrs of age, Monday-Friday 6:30am-Midnight.	4585 N. 23rd St. 1st Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 1 Nays, 0 Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the play area not be utilized before 9 a.m. or after 8 p.m. 5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	25066 Special Use	First Payday Loan of Wisconsin, LLC d/b/a First Payday Loan; Lessee Request to occupy the premises as a payday loan agency.	5570 N. 76th St. A/K/A 5574-76 N. 76th St. 2nd Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
40	25412 Special Use	Lamon & Quintella Pippin, Lessee Request to occupy the premises as an adult family home for 4 adults.	6403 N. 51st St. A/K/A 6401-03 N. 51st St. 9th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of one (1) year, commencing with the date hereof.	
41	25516 Special Use	Inderieet S. Dhillon Dhillon's Market, Inc.; Property Owner Request for a resubmission request to occupy the premises as a motor vehicle filling station, convenience store, apartments, and laundromat.	551-75 W. Becher St. 12th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	25432 Special Use	John R.Rathmann Community Growth, Inc.;Lessee Request to occupy the premises as a adult family home for 3 residents.	2111 W. Bridge St. 13th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of one (1) year, commencing with the date hereof.	
43	25438 Dimensional Variance	Braeger Ford, Property Owner Request to add additional signage to the existing motor vehicle repair facility.	3804 S. 27th St. 13th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
44	25279 Special Use	Edward G. & Mary T. Ennis Request to continue occupying the premises as a motor vehicle sales and repair facility.	5150 S. 27th St. 13th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	25395 Special Use	Anthony Arteaga, Property Owner Request to construct an addition on the premises and occupy it as a contractor's shop.	4000 S. Pine Av. 13th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
46	25398 Dimensional Variance	Robert Paul Leuck, Property Owner Request to convert a single-family dwelling into a two-family residential dwelling.	532 N. 54th St. 16th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned at the request of the Alderman and will be rescheduled at the next available hearing.	
47	24319 Special Use	Latonia Snowden, Lessee Request to occupy the premise as a group home for 5 children.	2423-25 N. 16th St. 17th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned by staff and will be rescheduled at the next available hearing.	
48	25443 Special Use	Willie D. Weeks Sr., Property Owner Request to continue occupying the premises as a motor vehicle repair facility with the addition of a second hand sales facility (used parts).	1819 W. North Av. A/K/A 1809-19 W. North Ave. 17th Dist.
	Action:	Adjourned	
	Motion:	This matter has been adjourned by staff and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
49	25255 Special Use	Horizons, Inc., Property Owner Request a request to occupy the premises as a social service facility.	1863 N. 25th St. 17th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 1 Nays, Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That building conversion plans are submitted to the City of Milwaukee Development center and that all necessary permits are obtained. 5. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.	
50	24565 Special Use	Kert Owens, Property Owner Request to occupy the premises as a community living arrangement for 5-8 boys ages 6yrs-12yrs.	4011 W. Hampton Av. 1st Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman and will be rescheduled at the next available hearing.	
51	25471 Special Use	Donald Harmon, Property Owner Request to provide services for develop mentally disabled clients to the existing community based residential facility for 5 residents.	5258 N. 57th St. 1st Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
52	24990 Use Variance	Islamic Family & Social Service, Lessee Request to occupy a portion of the premises as a social service facility.	5150 N. 32nd St. 1st Dist.
	Action:	Granted 1 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant complies with all outstanding building code violations within 60 days of approval. 5. That this Variance is granted for a period of one (1) year, commencing with the date hereof.	
53	25041 Special Use	Sheila Novin, Lessee Request to occupy the premises as an adult family home for 4 residents.	4502 N. 67th St. A/K/A 4502-04 N. 67th St. 2nd Dist.
	Action:	Granted 1 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of one (1) year, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
54	25317 Special Use	Robert Knoop, Lessee Request to occupy a portion of the premises as a social service facility.	6815 W. Capitol Dr. A/K/A 6815 W. Capitol Dr. #305 2nd Dist.
	Action:	Granted 1 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private security personnel if necessary.</p> <p>5. That this Special Use is granted for a period of one (1) year, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
55	25318 Special Use	Marvin Wilson, Property Owner Request to add motor vehicle sales to the existing motor vehicle repair facility.	7540 W. Fond Du Lac Av. 2nd Dist.
	Action:	Granted	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage plans which meet the sign standards of s.295-605 of the Milwaukee Zoning Code must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. All sandwich board signs & portable sign should also be removed 5. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 6. That no disabled vehicles or parts are stored outside. 7. That all repair work is conducted inside of the building. 8. That landscaping and screening is implemented in accordance with plans as submitted to the Board of Zoning Appeals on January 15, 2004. 9. That only 7 vehicles be displayed along the northeasterly side of the site. 10. That the applicant removes all banners from the site. 11. That the applicant removes the tent from the site. 12. That the applicant does not permit the outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris on the site. 13. That this Special Use is granted for a period of time commencing with the date hereof and expiring on June 22, 2008. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
56	25367 Special Use	Ahmadiyya Movement in Islam Narsarullah Ahmad;Property Owner	5600 W. Fond Du Lac Av. 2nd Dist.
		Request to occupy the premises as a secondary/elementary school.	
	Action:	Granted 2 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That signage must conform to the sign standards of s. 295-605-5 of the Milwaukee Zoning Code.</p> <p>5. That a fence be installed along the alley at the rear of the site.</p> <p>6. That the applicant obtains a certificate of occupancy and complies with all State commercial code requirements for educational occupancies.</p> <p>7. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
57	25500 Special Use	George Taylor, Lessee Request to occupy the premise as a motor vehicle repair and sales facility (sales of vehicles & parts).	6300 N. 76th St. 2nd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That signage plans which meet the sign standards of s.295-805 of the Milwaukee Zoning Code must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits.</p> <p>5. That landscape plans meeting the intent of city code section 295-405 are submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits.</p> <p>6. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code.</p> <p>7. That there be no outdoor storage of auto parts, tires, nuisance vehicles or other junk and debris.</p> <p>8. That all repair work is conducted inside of the building.</p> <p>9. That the petitioner work with the Department of City Development & the Havenwoods Economic Development Corporation on design related issues including, but not limited to landscaping, signage, and building façade.</p> <p>10. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
58	25408 Special Use	James & Arnetta Standberry Prospective Buyer Request to occupy the premises as a day care center for 75 children infant to 11 yrs of age, Monday-Friday 6:00am-6:00pm.	7516 W. Burleigh St. 2nd Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage must conform to the sign standards of s. 295- 605 of the Milwaukee Zoning Code. 5. That the outdoor play area is separated from the parking area / vehicle operating area and alley by some type of physical barrier such as bollards. 6. That a loading zoning is obtained. 7. That the applicant obtains a certificate of occupancy and complies with all State commercial code requirements for institutional and educational occupancies. 8. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 9. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
59	24436 Special Use	Joe L. Turner, Property Owner Request to occupy the premises a community living arrangement for 14 adults.	7740-42 W. Potomac Av. 2nd Dist.
	Action:	Denied 1 yrs.	
	Motion:	Henry Szymanski voted to re-affirm the Board's January 22, 2004 approval limiting occupancy to 8 clients. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the maximum licensed capacity of the Community Based Residential Facility does not exceed eight (8) persons. 5. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
60	24774 Special Use	Freddie Boyd, Property Owner Request to occupy the premises as a community living arrangement for 4 adults.	4532 N. 76th St. A/K/A 4530 N. 76th St. 2nd Dist.
	Action:	Granted 1 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
61	25016 Special Use	Lorri Williams (Rogers), Property Owner Request to occupy the premises as an adult family home for four individuals.	4756 N. 74th St. 2nd Dist.
	Action:	Granted 1 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of one (1) year, commencing with the date hereof.	
62	25336 Use Variance	FTH Properties LTD, Fred T. Holfstede;Property Owner Request to construct a contractor's shop addition to the existing real estate sales facility (without the required glazing).	6642-44 W. Lisbon Av. 2nd Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the applicant and will be rescheduled for the next available agenda.	
63	24352 Special Use	Kenneth & Sandra Silmon, Property Owner Request to occupy the premises as a Community Based Residential Facility (CBRF) for 8 adults.	4104 N. 63rd St. 2nd Dist.
	Action:	Granted 1 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of one (1) year, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
64	25212 Special Use	Guillermo Garcia, Lessee Request to operate a motor vehicle sales and repair facility on the premises.	505 N. 27th St. 4th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening plans which meet the requirements of s.295-405 of the Milwaukee Zoning Code must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 5. That signage must conform to the sign standards of s. 295-605 of the Milwaukee Zoning Code. 6. That site illumination must meet the lighting standards of s.295-409 of the Milwaukee Zoning Code. 7. That no disabled or unlicensed vehicles or parts are stored outside. 8. That all repair work is conducted inside of the building. 9. That the easterly driveway on West Clybourn Street be closed and restored with curb and gutter. 10. That the petitioner has no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris. 11. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 12. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	
65	25502 Special Use	Urban Developers LLC., Prospective Buyer Request to construct a parking structure on the premises.	601 W. State St. A/K/A 623 W. State St. / 945 N. 6th St. 4th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
66	25273 Special Use	Naseem & Co. LLC, Property Owner Request to continue occupying the premises as a motor vehicle filling station and convenience store operating from 5 a.m. until midnight with a car washing facility open from 8:00 a.m. - 8:00 p.m (additionally the proposed pylon sign is larger and higher than code allows).	200 N. 35th St. A/K/A 200-12 N. 35th St. 4th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the Special Use request. Seconded by Catherine Doyle. Henry Szymanski moved to deny the Variance request. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner take all measures necessary to control litter, loitering, panhandling, and loud noise on the premises, including, but not limited to, hiring private personnel. 5. That individually sold cigars, cigarette wrapping paper, Black and Mild cigars, Blunt cigars, glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia not be sold on the premises. 6. That the garbage dumpster be maintained at the northwest corner of the subject premises. 7. That the vacuum cleaner be kept at the west (North 35th Street) on the subject premises. 8. That the bumper guards or barrier type fencing is maintained along the east property line, except that a twelve (12) foot wide emergency exit opening may be permitted from a point immediately south of the north property line. 9. That the petitioner maintain an 'exit only' sign on West Park Hill Avenue adjacent to the driveway approach west of the public alley in order to avoid any traffic conflicts with cars exiting the carwash. 10. That during peak wash periods, the pump islands nearest North 35th Street on the West Side should be used exclusively for gas dispensing to avoid any spillover onto streets of those cars waiting to be serviced. 11. That the lanes servicing the car wash be appropriately marked and identified. 12. That the petitioner regulate on-site vehicular circulation and capacity so no adverse impact is created. 13. That the petitioner clean-up graffiti promptly. 14. That the car wash doors remain closed when not in use to discourage public urination. 15. That the petitioner continue to maintain the fence in good repair 16. That the applicant does not have outdoor storage or display of products or merchandise. 17. That the applicant has no outdoor banners or other advertising except signage that has been approved and installed according to the requirements of a sign permit. 18. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
67	24845 Special Use	<p>Chahal Corporation, Lessee</p> <p>Request to continue occupying the premises as a motor vehicle pumping station and convenience store with operating hours of 5 a.m. to midnight.</p>	<p>3308 W. Vliet St. 4th Dist.</p>
	Action:	Granted 5 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Roy Nabors.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the Plan of Operation and all plans as submitted to the Board be fully complied with and maintained. 5. That there is no outdoor storage or display of products or merchandise. 6. That there is no outdoor display of banners or other advertising except that which is approved and on the site plan. 7. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 8. That no outdoor telephones be installed on this site. 9. That individually sold cigars, cigarette wrapping paper, Black and Mild cigars, Blunt cigars, glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia not be sold on the premises. 10. That site illumination is controlled to prevent glare onto adjacent streets and residences. 11. That no disabled or unlicensed vehicles or parts are stored outside. 12. That landscaping and screening is maintained in a manner that meets the intent of city code. 13. That the unused driveway approach on N. 33rd Street be closed and restored with full-height curb and sidewalk. 14. That the contractor obtain a new permit to undertake the work on the bridge structure. The DPW Structural Engineers must sign off on the construction techniques on the bridge. 15. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
68	24531 Special Use	Vickie Ruth Gaillard, Property Owner Request to occupy the premises as a community living arrangement for 5 adults.	4480 N. 85th St. 5th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no signs are placed on the premises. 5. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 6. That no more than four clients be on site at any given time. 7. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
69	24327 Special Use	Bobbie J. Davis Lessee Request to occupy the premises as a Community Based Residential Facility (CBRF) for 6 adults (developmentally disabled).	8613 W. Fond Du Lac Av. 5th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
70	25425 Dimensional Variance	Dennis J. Rehberg, Property Owner Request to construct a 4 unit multi-family residential dwelling on the premises (without the required setbacks).	2800 N. Pierce St. 6th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That these Variances are granted to run with the land. 	
71	24780 Special Use	Rhonda L. Miller, Property Owner Request to occupy the premises as an adult family home for 4 residents.	2735 N. 46th St. 7th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
72	25488 Special Use	Kimberly Zulkowski & Alan Zulkowski Lessee Request to occupy the premises as a community living arrangement for 4 residents.	2634 N. 60th St. 7th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That this Special Use is granted for a period of one (1) year, commencing with the date hereof.</p>	
73	25452 Special Use	Regina Williams, Lessee Request to occupy the premises as a social service facility and day care center for 25 children 2 yrs to 12 yrs of age, Monday-Friday 6:00 a.m. - 6:00 p.m. and Saturday 23 hrs per day (Social Service facility will have the same hours as daycare except on Saturdays, it would be open 24 hrs).	2415 W. Fond Du Lac Av. 7th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
74	25064 Special Use	First Payday Loan of Wisconsin, LLC d/b/a First Payday Loan; Lessee Request to occupy the premises as a payday loan agency. Action: Denied Motion: Scott Winkler moved to deny the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	3164 S. 27th St. A/K/A 3162-64 S. 27th St. 8th Dist.
75	25406 Special Use	Salvador Sanchez Prospective Buyer Request to occupy the premises as a motor vehicle repair facility and body shop. Action: Granted 5 yrs. Motion: Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the chain link fence is vinyl coated. 5. That no disabled or unlicensed vehicles or parts are stored outside. 6. That all repair work is conducted inside of the building. 7. That the petitioner has no outdoor storage of auto part, tires, nuisance vehicles or other junk and debris. 8. That the petitioner has no display of exterior banners or other advertising except signs that are approved by permit and on the site plan. 9. That all driveways on site are paved. 10. That no work or storage of vehicles takes place in the public right of way. 11. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	2534 W. Greenfield Av. 8th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
76	25341 Special Use	M. Judy Mays, Property Owner Request to occupy the premises as a 24hr day care center for 8-20 children infant to 12yrs of age, Monday-Sunday.	5378 N. Hopkins St. 9th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That signage is limited to a maximum of 18 square feet.</p> <p>5. That this Special Use is granted for a period of three (3) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
77	25448 Special Use	David Cunningham, Bay Development LLC;Property Owner Request to occupy a portion of the premises as a wholesale trade, office, and retail facility of the existing indoor storage facility.	6045 N. Teutonia Av. A/K/A 6001-6039 N. Teutonia Ave. 9th Dist.
	Action:	Granted	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the applicant submits architectural plans and obtains all necessary permits for the conversion from warehouse to office. 5. That this Special Use and this Variance are granted for a period of time commencing with the date hereof and expiring on February 26, 2013.	
78	25439 Special Use	Cornell Stallworth, Property Owner Request to occupy the premises as an adult day care center for 15 adults, Monday-Friday 7:00 a.m. - 5:00 p.m.	4911 W. Mill Rd. 9th Dist.
	Action:	Adjourned	
	Motion:	This matter was adjourned at the request of the Alderman and will be rescheduled at the next available hearing.	
79	24782 Special Use	Shaquanna Briggs, Lessee Request to occupy the premises as a adult family home for 3 individuals.	7040 N. 60th St. A/K/A 7000-40 N. 60th St. 9th Dist.
	Action:	Dismissed	
	Motion:	Catherine Doyle moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
80	24956 Special Use	Tammy Adenekan, Prospective Buyer Request to occupy the premises as an adult family home for 4 individuals.	5773 N. 32nd St. 9th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of one (1) year, commencing with the date hereof.	
81	25459 Special Use	Euranna Odom, Property Owner Request to occupy the premises as a community living arrangement for 5 clients.	3703 N. 15th St. 10th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of one (1) year, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
82	25495 Special Use	Timekey Thomas, Lessee Request to occupy the premises as an adult family home for 4 residents.	3069 N. 24th Pl. A/K/A 3069 (A) N. 24th Pl. 10th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Henry Szymanski moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	
83	25455 Dimensional Variance	Iglesia Pentecostal Restauracion de Vida Danny Mendez; Lessee Request to occupy the premises as a religious assembly hall without the required parking.	2221 W. National Av. A/K/A 2221-23 W. National Ave. 12th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That signage plans which meet the sign standards of s.295-605 of the Milwaukee Zoning Code must be submitted to the Board of Zoning Appeals and approved by the Zoning Administration Group prior to the issuance of any permits. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That this Special Use is granted for a period of two (2) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
84	25333 Use Variance	Elisa Maldonado, Property Owner Request to occupy the premises as an assembly hall.	2075 S. 13th St. A/K/A 2075-79 S. 13th St. 12th Dist.
	Action:	Granted	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Henry Szymanski.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That signage must meet the signage standards of s.295-407 of the Milwaukee Zoning Code.</p> <p>5. That the storefront windows remain as clear glass and are maintained in an attractive manner.</p> <p>6. That this Variance is granted for a period of time commencing with the date hereof and expiring on February 9, 2009.</p>	
85	25335 Special Use	Endeavour Group Investments, LLC Prospective Buyer Request to occupy the premises for a coffee shop with a drive-through facility and 2 fast-food/carry-out restaurants.	2110 E. Oklahoma Av. 14th Dist.
	Action:	Adjourned	
	Motion:	Henry Szymanski moved to adjourn the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
86	25220 Special Use	Wisconsin Center District, Bob Seefeld;Property Owner Request to add additional parking to the existing surface parking lot.	400 W. Wisconsin Av. A/K/A Wells to Kilbourn - 4th to 6th St. 4th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 S. Winkler Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That landscaping and screening is implemented and maintained in a manner that meets the intent of city code and the previously approved landscape plan. 5. That all previous conditions of the Board regarding this property are complied with. 6. That this parking lot only be utilized to accommodate events held at the Midwest Airline Center. 7. That no additional parking spaces are developed on site (as requested). 8. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item</u> <u>No.</u>	<u>Case No./</u> <u>Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
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Other Business:

Board member Szymanski moved to approve the minutes of the January 22, 2004 meeting. Seconded by Board member Winkler. Unanimously approved.

The Board set the next meeting for March 18, 2004.

Board member Jackson moved to adjourn the meeting at 7:40 p.m.. Seconded by Board member Doyle. Unanimously approved.

BOARD OF ZONING APPEALS

Secretary of the Board